

Emily Weber,  
emilyw@townoffrisco.com

Re: Zoning change @ 101 W. Main Street

Members of the “Castlewood on the River” request the Community Development Department to limit the setback North of the Main Street property line to the same setback as all other buildings between Creekside Street and Madison Street.

The setback is described as Northeast of Main Street between Creekside and Madison. This leaves a large buildable area for development and will still allow an economic return on investment. Even to the west setbacks are greater than 5 feet to the north Main Street property line.

An easement for the prior street was vacated after the association members signed okaying the release. When the easement release was requested by Mark McMorris in 2016, he stated the building line wouldn't extend beyond the old road easement. He never put that in writing, so he deceived us by lying.

It is the responsibility of the Town of Frisco Community Development Commission to provide for the safety, health and welfare for existing persons, residences, and businesses.

Safety is a major concern for any car exiting onto Main Street. Traffic flowing west picks up speed to navigate the west main street hill in slippery weather (Sept thru May).

Presently, cars on Creekside have an open view – a building setback of 25 feet would lessen the hazard.

Health – the increased traffic, on foot or in cars will be jeopardized at this corner. The hilly terrain requires visibility at this location and needs a 25-foot setback. An approval of only 5-foot setback is a major disregard for both safety and health of both locals and visitors.

Approving this massive building next to townhomes and apartments will dramatically decrease the desirability of living close by. The net result will be a major loss in property values in the surrounding area – on both sides of the street.

All the voting eligible people will likely remember if the commission doesn't place restrictions on the front lot line setback. The fire department access requirement setback from the side lot line is a major Fire department safety concern.

Minimum 7.5-foot setbacks between side lot lines through out the U.S.A. have been established for rescue during a fire. What is needed for fire access on the east side 4<sup>th</sup> floor of proposed building? What is maximum Fresco Fire Ladder length?

Lack of access (minimum 7-1/2 feet) between building on 101 & west side of Unit 73A could lead to loss of life during a fire or other mishap during deep drifting 8 to 10 ft of snow from Sept to April.

Thanks for the opportunity to comment.



T. M. O'Regan

PS: 73B W. Main, since 1996 (purchased)

Cc: [Katiek@townoffrisco.com](mailto:Katiek@townoffrisco.com)  
[ekvent@yahoo.com](mailto:ekvent@yahoo.com)  
[lacey2587@earthlink.net](mailto:lacey2587@earthlink.net)  
[sdelaurentis@yahoo.com](mailto:sdelaurentis@yahoo.com)  
[sholzer@aol.com](mailto:sholzer@aol.com)

**FIGURE 3-6<sup>1</sup>**  
**MINIMUM SETBACKS REQUIREMENTS**

Zoning District	Front	Side	Rear	Arterial	Collector	Local Access	Low Volume
<b>A-1: AGRICULTURAL</b>							
1. General	50'	50'	50'	50'	50'	50'	50'
2. Outdoor Vendors						35'	35'
<b>BC: BACKCOUNTRY<sup>4</sup></b>							
25'	25'	25'	25'	100'	100'	100'	100'
<b>B-1: HIGHWAY BUSINESS<sup>2</sup></b>	50'	30'	50'	50'	50'	50'	50'
<b>B-3: BUSINESS<sup>2</sup></b>	10'	10'	10'	50'	10'	10'	10'
<b>CG: GENERAL COMMERCIAL<sup>2</sup></b>	30'	30'	30'	30'	30'	30'	N/A
<b>CN: NEIGHBORHOOD COMMERCIAL<sup>2</sup></b>	30'	30'	30'	30'	30'	30'	N/A
<b>I-1: INDUSTRIAL<sup>2</sup></b>	30'	30'	30'	50'	50'	30'	N/A
<b>M-1: MINING</b>	50'	50'	50'	50'	50'	50'	50'
<b>MHP: MANUFACTURED HOME PARK</b>	25'	10'	25'	50'	35'	25'	N/A
<b>NR-2: NATURAL RESOURCES</b>	Setbacks shall be as established in the State or Federal approved authorization.						
<b>PUD: PLANNED UNIT DEVELOPMENT</b>	Setbacks shall be established in the County approved PUD designation. Where a PUD designation does not address setbacks, the provisions in this figure shall apply as determined by the Planning Director (see Section 3505.01).						
<b>RU: RURAL RESIDENTIAL</b>	50'	35'	35'	50'	50'	50'	50'
<b>RE: RURAL ESTATE</b>	35'	35'	35'	50'	50'	35'	35'
<b>RME: RURAL MOUNTAIN ESTATES</b>	25'	15'	25'	50'	50'	25'	25'
<b>R-1/R-2/R-3/R-4: RESIDENTIAL</b>							
1. General	25'	15'	25'	50'	35'	25'	25'
2. Duplex <sup>3</sup>	25'	15'	15'	50'	35'	25'	25'
<b>R-6: RESIDENTIAL</b>							
1. General	25'	7.5'	25'	50'	35'	25'	25'
2. Duplex <sup>3</sup>	25'	7.5'	25'	50'	35'	25'	25'
<b>R-25: High Density<sup>2,5</sup></b>	25'	7.5'	25'	50'	50'	25'	25'
<b>RC-5,000: RURAL COMMUNITY</b>							
1. General	20'	5'	10'	50'	35'	10'	10'
<b>RC-40,000: RURAL COMMUNITY</b>							
1. General	25'	15'	25'	50'	35'	25'	25'
<b>R-P: RESIDENTIAL WITH PLAN<sup>2,5</sup></b>	25'	7.5'	25'	50'	50'	35'	25'